

CITY OF TRACY RESIDENTIAL DEVELOPMENT PIPELINE REPORT

Status as of August 2026

BUILDING PERMIT ISSUED AND UNDER CONSTRUCTION

Name	Application #	Zoning	Lot Acreage	# of Units	Location	Developer/Builder	Planner
Diaz Duplexes (Single Family Attached)	D19-0028	MDR	0.3	4	4th and C St.	Javier Diaz	Kenny Lipich (209) 831-6443
Tracy Hills Phase 1B (Single Family Detached)	TSM18-0006 TSM18-0007 SPA19-0002 GPA19-0001	THSP	161	434	Tracy Hills Drive west of Phase 1A	Lennar	Kenny Lipich (209) 831-6443
Tracy Hills KT Project (Hillview) (Single Family Detached)	GPA19-0003 SPA19-0004 SPA20-0008 TSM20-0002	THSP	36	214	Tracy Hills Drive east of Corral Hollow Rd.	Lennar	Kenny Lipich (209) 831-6443
Tracy Village (Single Family Detached)	TSM17-0003 A/P13-0002 GPA13-0005 SPA18-0001	TVSP	135	594	SEC Valpico Rd. & Corral Hollow Rd.	Toll Brothers	Christina Delgadillo (209) 831-6433
Tracy Hills Phase 2 (Single Family Detached)	GPA21-0001 SPA21-0003 TSM20-0003	THSP	493	1,517	Tracy Hills south of I-580	Integral Communities	Kenny Lipich (209) 831-6443
West Street Senior Housing (Multi-family & Affordable)	D22-0043 GPA22-0008 R22-0005	MDR	1.94	110	301 West St	Artifex West, Inc.	Kenny Lipich (209) 831-6443
Ellis Avenues 40's and 50's	EPBC24-0001	ESP	95.65	296	Valpico Road	Woodside Homes	Martin Vargas (209) 831-6438
Ellis Avenues 55's	EPBC24-0002	ESP	95.65	80	Valpico Road	Woodside Homes	Martin Vargas (209) 831-6438
Ellis Avenues 60's	EPBC25-0001	ESP	95.65	104	Valpico Road	Woodside Homes	Martin Vargas (209) 831-6438
Total			1114.19	3,353			

DEVELOPMENT APPLICATION APPROVED AND NOT YET UNDER CONSTRUCTION							
Name	Application #	Zoning	Lot Acreage	# of Units	Location	Developer/Builder	Planner
SANSUB Townhomes (Multi-family)	D20-0021	MDR	0.76	9	2480 W. Byron Rd.	Panchaksha Patel	Martin Vargas (209) 831-6438
Byron Road TSM (Map only)	R22-0004 TSM22-0003	MDR	5	38	2660 W Byron Rd	Schack & Company, Inc.	Kenny Lipich (209) 831-6443
Mount Oso Townhomes (Formerly known as 15 Duplexes, 2 Triplexes and 1 SFD)	D22-0029 CUP23-0003 TSM23-0003	MDR	3.38	37	SWC W. Mt Diablo Ave & S. C St	Byrum Investment, LLC.	Kenny Lipich (209) 831-6443
Tracy Hills Phase 1C (Single Family Detached)	TSM22-0001	THSP	121	293	Lammers Rd. SE of California Aqueduct	Lennar	Kenny Lipich (209) 831-6443
The Triway Project (96 Single Family Attached & 228 Single Family Detached)	D24-0003 R24-0001 TSM24-0001	M-1	29	324	Valpico Rd APNs 246-130-030, 040, 060 & 270	Brookfield Bay Area Holdings, LLC	Christina Delgadillo (209) 831-6433
Shea Homes Design Review - Rocking Horse (Single Family Detached)	D25-0008	PUD	59.76	226	East side of Lammers Rd and north of Redbridge Rd	Calandev LLC / Shea Homes	Kellie Jones (209) 831-6432
Tracy Apartments (Multi-family)	D22-0023	MDR	0.81	11	2450 & 2460 Byron Rd.	Tenacious AAK, Inc.	Genevieve Federighi (209) 831-6435
The Junction Apartments (Revision to D22-0027) (Multi-family & 100% Affordable)	D25-0006	CBD	20,464	46	601 Central Ave	CRP Affordable Housing and Community Development	Breanna Alamilla (209) 831-6464
Grant Line Road Condominiums (Multi-family)	D24-0010 CUP24-0004 TSM24-0002	GHC	0.68	20	508 & 522 W Grant Line Rd.	Schack & Company, Inc.	Genevieve Federighi (209) 831-6435
Sierra Gardens Condominiums (Single Family Attached)	D24-0017 TSM24-0003	MDR	0.55	8	310 W. Mt Diablo Ave	Sierra Investment LLC	Christina Delgadillo (209) 831-6433
REVISED TRACY HILLS 2B(1) (Single Family Detached)	D26-0006	THSP	N/A	237	Stanek & Sierra View Dr	Lennar Homes of California, LLC	Christina Delgadillo (209) 831-6433
Total			20684.77	1,249			

UNDER CITY REVIEW (NOT YET APPROVED)							
Name	Application #	Zoning	Lot Acreage	# of Units	Location	Developer/Builder	Planner
Tracy Hills Phase 5 (Single Family Detached)	SPA21-0007 GPA21-0005 TSM22-0002	THSP	284	1390	Lammers Rd between the Delta Mendota Canal & California Aqueduct	Integral Communities	Kenny Lipich (209) 831-6443
Westside Ranch (Single Family Detached)	TSM22-0005 GPA25-0001 R25-0001	PUD	71.6	415	SEC 11th Street and Lammers Rd	South Parcel Investors, LLC	Kenny Lipich (209) 831-6443
Tracy Pavilion (Single Family Detached)	D22-0028	-	129.7	751	Lammers Rd, N of Grant Line	MLC Holdings, Inc.	Genevieve Federighi (209) 831-6435
Legacy Estates (Single Family Detached)	AP24-0003 GPA24-0003 TSM24-0004	-	58.4	326	12100 West Valpico Rd.	CB Empire Properties	Kenny Lipich (209) 831-6443
Tracy Hills Phase 3 & 4 (Single Family Detached)	TSM25-0001 SPA26-0002	THSP	653	1551	East of Lammers Rd, South of I-580	Various Owners	Kenny Lipich (209) 831-6443
Urban Reserve 7-Bright Development (144 Multi Fam & 548 Single Family Detached)	D25-0013 TSM25-0002	PUD	49	693	Corner of W. Schulte Rd and Mabel Josephine Dr.	Pond Creek LLC / Bright Development	Breanna Alamilla (209) 831-6464
Berg Road Development - (All Single Family Attached, 4 affordable)	D25-0014 TSM25-0003	MDR	3	34	1381 Berg	Amberwood Duplexes LLC / Brown Tech Realty Corp.	Breanna Alamilla (209) 831-6464
Corral Hollow Subdivision (Single Family Detached)	TSM25-0004 D25-0019	THSP	75	660	South Corral Hollow Rd, south of Delta Mendota Canal	Dave Sargent / Altamont Development	Genevieve Federighi (209) 831-6435
Tracy 14 - 96 SFD's & 33 ADUs (Single Family Detached)	D25-0020 TSM25-0005	M-1	16	129	4800 Tracy Blvd	Rurka Capital, LLC / Dave Sargent	Genevieve Federighi (209) 831-6435
Tracy Hills BPS Duets (Single Family Attached)	TSM25-0006	THSP	2,726	181	7103 Palmer	Tracy BPS, LLC/ Integral - John Palmer	Kenny Lipich (209) 831-6443
Westside Ranch Residential Villages (Single Family Detached)	D25-0025 TSM25-0008	PUD	551	1,457	20947001-06, 20947008-12, 20925042	Dave Sargent / Various Owners	Genevieve Federighi (209) 831-6435
Tracy 13 - 89 SFD's/ 2 Commercial Parcels (Single Family Detached)	D25-0021 TSM25-0007	M-1	16	89	N/A	David Sargent / Rurka Capital LLC	Genevieve Federighi (209) 831-6435
Total			4,631.17	7,676			

ADDITIONAL CITY & SOI (SPHERE OF INFLUENCE) PROPERTIES						
Name	Application #	Zoning/GP Designation	Lot Acreage	# of Units	Location	Developer/Builder
Bright		UR 5	170	886	11th Street & Lammers Road	Bright
Bright/Castro		PUD/UR 7	107	606	Josephine Drive & Tennis Lane	Bright
UR1		UR 1	780	2929	MacArthur Drive & Schulte Road	Various Owners
Tracy Hills (other future phases)		THSP	647	2162	Corral Hollow Road & 580	Integral Communities / Others
Gateway/Westside Specific Plan		PUD	535	857	Lammers Road & 11th Street	Various Owners
I-205 Expansion		Commercial /Res Low	172	1748	Naglee and Larch Roads	Various Owners
Larch Clover		Commercial	442	1197	Larch/Clover	Various Owners
Rocha		Res Low/ Medium	91	727	MacArthur Drive and Eastlake	Rocha
Berg/Byron remainder		MDR/GHC	56	411	Berg/Byron Roads	Various Owners
Total			3,000	11,523		